

2006

REVIEW OF LAND VALUES FOR PDO/PIO City of San José

MLS ZONE	AREA COVERED	COST PER SQUARE FOOT 1997	COST PER SQUARE FOOT 1998*	COST PER SQUARE FOOT 1999*	COST PER SQUARE FOOT 2000*	COST PER SQUARE FOOT 2001	COST PER SQUARE FOOT 2002*	COST PER SQUARE FOOT 2003*	COST PER SQUARE FOOT 2004*	COST PER SQUARE FOOT 2005	TYPE OF CHANGE FROM 01 to 05
2	SANTA TERESA	\$12.00	\$12.00	\$15.00	\$25.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	No Change
3	EVERGREEN	\$10.00	\$10.00	\$25.00	\$32.00	\$45.00	\$45.00	\$40.00	\$40.00	\$40.00	Down
4	ALUM ROCK	\$12.00	\$12.00	\$15.00	\$26.00	\$35.00	\$35.00	\$30.00	\$30.00	\$30.00	Down
5	BERRYESSA	\$18.00	\$15.00	\$20.00	\$30.00	\$40.00	\$40.00	\$40.00	\$45.00	\$40.00	No Change
7	ALVISO	\$8.00	\$8.00	\$10.00	\$12.00	\$15.00	\$20.00	\$25.00	\$40.00	\$55.00	Up
7	NORTH SAN JOSE	\$21.00	\$21.00	\$28.00	\$30.00	\$35.00	\$35.00	\$25.00	\$40.00	\$55.00	Up
9	DOWNTOWN	\$21.00	\$25.00	\$23.00	\$35.00	\$50.00	\$50.00	\$60.00	\$70.00	\$60.00	Up
10	WILLOW GLEN	\$21.00	\$21.00	\$30.00	\$35.00	\$50.00	\$50.00	\$50.00	\$50.00	\$70.00	Up
11	SOUTH SAN JOSE	\$12.00	\$10.00	\$14.00	\$25.00	\$35.00	\$35.00	\$35.00	\$35.00	\$45.00	Up
12	BLOSSOM VALLEY	\$15.00	\$16.00	\$18.00	\$28.00	\$40.00	\$40.00	\$40.00	\$35.00	\$35.00	Down
13	ALMADEN VALLEY	\$10.00	\$20.00	\$22.00	\$30.00	\$45.00	\$45.00	\$40.00	\$40.00	\$45.00	No Change
14	CAMBRIAN	\$18.00	\$16.00	\$20.00	\$30.00	\$45.00	\$45.00	\$40.00	\$35.00	\$40.00	Down
15/18	WEST SAN JOSE	\$21.00	\$21.00	\$23.00	\$38.00	\$50.00	\$50.00	\$50.00	\$65.00	\$65.00	Up

* FEES WERE NOT ADJUSTED TO REFLECT THE LAND COSTS IN 1998, 1999, 2000, 2002, 2003 & 2004

Price Per Square Foot Numbers from the Annual Residential Land Values Study prepared by Diaz, Diaz & Boyd, Inc. for raw land

PROPOSED FEES SET AT 100% OF 2005 LAND VALUES

MLS ZONE	AREA COVERED	70% OF COST PER SQUARE FOOT 2001	100% OF COST PER SQUARE FOOT 2005	CHANGE IN LAND VALUE BEING CHARGE BETWEEN 01 & 05		FEE PER UNIT SINGLE FAMILY DETACHED 70% / 100%	FEE PER UNIT SINGLE FAMILY ATTACHED 70% / 100%	FEE PER UNIT MULTI-FAMILY 2-4 70% / 100%	FEE PER UNIT MULTI-FAMILY 5+ 70% / 100%	FEE PER UNIT SINGLE RESIDENTIAL OCCUPANCY (SRO) 70% / 100%
Number of Persons Per Unit – 1990/2000 Census Data						3.43/3.50	2.88/3.06	3.12/3.23	2.29/2.29	1.06/1.00
Number of Dwelling Units to create 1 Acre of Parkland					YR	97/96	115/109	107/104	145/146	315/336
2	SANTA TERESA	\$24.50	\$35.00	\$10.5	01 05	\$11,000 \$15,850	\$9,300 \$14,000	\$9,950 \$14,650	\$7,350 \$10,450	\$3,350 \$4,550
3	EVERGREEN	\$31.50	\$40.00	\$9.50	01 05	\$14,150 \$18,150	\$11,900 \$16,000	\$12,800 \$16,750	\$9,450 \$11,900	\$4,350 \$5,200
4	ALUM ROCK	\$24.50	\$30.00	\$5.50	01 05	\$11,000 \$13,600	\$9,300 \$12,000	\$9,950 \$12,550	\$7,350 \$8,950	\$3,350 \$3,900
5	BERRYESSA	\$28.00	\$40.00	\$12.00	01 05	\$12,550 \$18,150	\$10,600 \$16,000	\$11,400 \$16,750	\$8,400 \$11,900	\$3,850 \$5,200
7	ALVISO	\$10.50	\$55.00	\$44.50	01 05	\$4,700 \$24,950	\$3,950 \$21,950	\$4,250 \$23,050	\$3,150 \$16,400	\$1,450 \$7,100
7	NORTH SAN JOSE	\$24.50	\$55.00	\$30.50	01 05	\$11,000 \$24,950	\$9,300 \$21,900	\$9,950 \$23,050	\$7,350 \$16,400	\$3,350 \$7,100
9	DOWNTOWN	\$35.00	\$60.00	\$25.00	01 05	\$15,700 \$27,200	\$13,250 \$24,000	\$14,250 \$25,100	\$10,500 \$17,900	\$4,850 \$7,800
10	WILLOW GLEN	\$35.00	\$70.00	\$35.00	01 05	\$15,700 \$31,750	\$13,250 \$27,950	\$14,250 \$29,300	\$10,500 \$20,900	\$4,850 \$9,050
11	SOUTH SAN JOSE	\$24.50	\$45.00	\$20.50	01 05	\$10,300 \$20,400	\$9,300 \$19,950	\$9,950 \$18,850	\$7,500 \$13,400	\$3,350 \$5,800
12	BLOSSOM VALLEY	\$28.00	\$35.00	\$7.00	01 05	\$11,200 \$15,850	\$10,600 \$14,000	\$11,400 \$14,650	\$8,400 \$10,450	\$3,850 \$4,550
13	ALMADEN VALLEY	\$31.50	\$45.00	\$13.50	01 05	\$14,150 \$20,400	\$11,900 \$19,950	\$12,800 \$18,850	\$9,450 \$13,400	\$4,350 \$5,800
14	CAMBRIAN	\$31.50	\$40.00	\$9.50	01 05	\$14,150 \$18,150	\$11,900 \$16,000	\$12,800 \$16,750	\$9,450 \$11,900	\$4,350 \$5,200
15 & 18	WEST SAN JOSE	\$35.00	\$65.00	\$30.00	01 05	\$15,700 \$29,500	\$13,250 \$25,950	\$14,250 \$27,200	\$10,500 \$19,400	\$4,850 \$8,400

Price Per Square Foot Numbers from the Annual Residential Land Values Study prepared by Diaz, Diaz & Boyd, Inc. multiplied by 0.70 (2001) or multiplied by 1.00 (2005)
At 100% of Land Value – Top Fee is in the Willow Glen Area at \$31,750 SFD and \$20,900 MF 5+

The first 2,500 Multi-Family +5 Units within a 12 story or high building within the Downtown Core Area will have an in-lieu fee of \$8,950 per unit.